



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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## MEMORANDUM

Date: November 24, 2014  
To: Brandi Cummings, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2014-00044, Delfino MUP, San Ricardo Ave, Los Osos, APN 074-483-002**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

### **PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

#### **Public Works Comments:**

- A. The proposed project is within the Los Osos Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works.
- C. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/SWCP+Application+Pkg.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWCP+Application+Pkg.pdf)

The Post Construction Requirement (PCR) Handbook can be found at:

[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standard B-2 series urban driveway.
2. **At the time of application for construction permits**, and in accordance with Streets and Highway Code Section 1480.5 & 1481 the applicant shall submit an application to the Department of Public Works for an Encroachment Permit to:
  - a. Reconstruct, if necessary, all deteriorated or non-compliant **San Ricardo** parent parcel frontage improvements. .
3. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

**Fees**

4. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Los Osos Area Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

**Drainage**

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

**Stormwater Pollution Prevention**

9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

- 10. At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
- 11. Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



Re: DRC2014-00044 DELFINO, Coastal E-Referral, MUP, Los Osos 

Charles Riha to: Brandi Cummings

11/10/2014 08:54 AM

Cc: Cheryl Journey, Stephen Hicks

Brandi,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. The project is subject to a construction permit as well as the currently adopted 2013 California Codes.
2. It may be necessary for you to employ the services of a California registered architect or engineer for the design of portions of the project that do not meet "conventional construction" as defined by our current building code.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING  
COUNTY OF SAN LUIS OBISPO

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ATTACHMENT 04  
**CAL FIRE – SAN LUIS OBISPO**  
**FIRE SAFETY PLAN**



Date: **November 10, 2014**

Project Number: DRC2014-00044

Project City: Los Osos, CA.

Owner Name: Kenneth Delfino

City, State, Zip: Bakersfield, CA, 93308

Agent Name: Crizer Construction, Inc.

City, State, Zip: Los Osos, CA. 93412

Project Location: 2626 San Ricardo Lane

Cross Street: Pecho Valley Road/Madera Street

Owner Address: 7816 Davin Park Drive

Owner Phone(s): (661)281-5406

Agent Address: P.O. Box 6952

Agent Phone(s): (805)528-4812

**Project Notes:** 2,480 square foot single family residence with 663 square foot attached garage. Fire sprinklers required throughout.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3429**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at [www.calfireslo.org](http://www.calfireslo.org) for more information.

This project is located approximately **4-5** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wildland fires, and **is not** designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

**The following CHECKED standards are required:**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | <b>SETBACK</b> 30-foot building setback from property line required for parcels 1 acre in size or larger<br><b>**Note:</b> All setbacks are subject to S.L.O County Planning Department approval.      |
| <input checked="" type="checkbox"/> | <b>FIRE SPRINKLERS</b> A fire sprinkler system is required for this project per local Fire Code.   |
| <input checked="" type="checkbox"/> | Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).   |
| <input checked="" type="checkbox"/> | Mount spare heads & wrench box in garage or near riser. (1 of each type)   |
| <input type="checkbox"/>            | <b>TANK</b> A water storage tank is required that gravity feeds a residential fire connection  |
| <input type="checkbox"/>            | gallons of <b>minimum</b> water storage is required for fire protection  |
| <input type="checkbox"/>            | <b>Note:</b> 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered. |
| <input type="checkbox"/>            | Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones   |
| <input type="checkbox"/>            | Automatic Fill, Sight Gauge & Venting System required  |
| <input type="checkbox"/>            | Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe  |
| <input type="checkbox"/>            | System must gravity drain to the Fire Department Connection  |
| <input type="checkbox"/>            | Fire connection shall be located on the approach to the structure(s)   |
| <input type="checkbox"/>            | Fire connection must be located not less than 50 feet & no more than 150 feet from the structure   |
| <input type="checkbox"/>            | Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above <u>finished</u> grade   |
| <input type="checkbox"/>            | Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.                                  |
| <input type="checkbox"/>            | If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection   |
| <input type="checkbox"/>            | Must maintain a 3 foot clear space around the circumference of the connection at all times   |
| <input type="checkbox"/>            | Blue dot reflector must be located near fire connection, visible to approaching vehicles   |
| <input checked="" type="checkbox"/> | <b>HYDRANT</b> A fire hydrant is required that can deliver <b>1000</b> gallons per minute for 2 hours.   |
| <input checked="" type="checkbox"/> | <b>****</b> Must submit a completed Community Water System Verification Form   |
| <input checked="" type="checkbox"/> | Must have two 2 1/2" outlets and one 4" outlet with National Standard threads  |
| <input checked="" type="checkbox"/> | Must be located within 8 feet of the roadway   |
| <input checked="" type="checkbox"/> | Place a blue dot road reflector on roadway, just off center, on the side of the hydrant  |
| <input checked="" type="checkbox"/> | Hydrant must be located within <b>250</b> feet of the residence.   |
| <input checked="" type="checkbox"/> | Must maintain a 3 foot clear space around the hydrant at all times   |



# ATTACHMENT 04

<input type="checkbox"/>	<b>ACCESS ROAD</b> A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	<b>DRIVEWAY</b> must be 16 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	<b>BRIDGE</b> is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input type="checkbox"/>	<b>GATE</b> entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input type="checkbox"/>	Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input type="checkbox"/>	<b>100' FLAMMABLE VEGETATION MANAGEMENT</b> around structures required.
<input type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input type="checkbox"/>	<b>LPG TANKS</b> Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input type="checkbox"/>	<b>IGNITION RESISTANT CONSTRUCTION REQUIREMENTS</b> This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class C non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input type="checkbox"/>	<b>ADDRESS</b> Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	<b>SMOKE &amp; CARBON MONOXIDE DETECTOR</b> Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
<b>Comments:</b> A valid "Will Serve" letter will be required prior to issuance of the building permit.	

**Please note:** Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

**Clinton I. Bullard**  
Fire Inspector